

City Council  
Atlanta, Georgia

06-0-2466

AN ORDINANCE

BY: COUNCILMEMBER NATALYN MOSBY ARCHIBONG

U-06-30

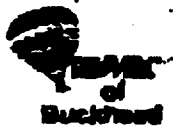
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of (Section 16-20A.009(5) (a), of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Childcare Center/Special School is hereby approved. Said use is granted to **RACHAEL S. JERNIGAN** and is to be located at **177 Estoria Street, S.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 20, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



# **EXHIBIT "A" to COMMERCIAL PURCHASE AND SALE AGREEMENT**



10/10/2004 11:46 PM 10/10/2004

## **Legal Description FOR 177 ESTORIA STREET**

All that tract or parcel of land lying and being in the City of Atlanta and in Land Lot 20 of the 14th District of Fulton County, Georgia, being Lots 1, 2 and 3, and the north 22 feet of Lot 4, as shown on a plat designated "Plat of Feagan and Sams Property", made by T. C. Jackson, Surveyor, Mch. 1928, and being more particularly described as follows:

Beginning at a point on the west side of Estoria Street, 145 feet south, along the west side of Estoria Street, from the southwest corner of Estoria Street and Kirkwood Avenue, which point of beginning is also at the northeast corner of Lot 1, as shown on said plat, and running thence south, along the west side of Estoria Street, 147.3 feet to a point that is 19 feet north as measured along the west side of Estoria Street, from the northeast corner of Lot 5, as shown on said plat; thence west, in a direction parallel with the north line of said Lot 5, and also parallel with the south side of Kirkwood Avenue, 163 feet to a point on the east side of Short Street that is 19 feet north as measured along the east side of Short Street, from the northwest corner of said Lot 5 and that is 292.3 feet south, as measured along the east side of Short Street, from the southeast corner of Short Street and Kirkwood Avenue; thence north, along the east side of Short Street, 147.3 feet to a point that is 145 feet south, as measured along the east side of Short Street, from the southeast corner of Short Street and Kirkwood Avenue, which point is also at the northwest corner of said Lot 1; thence east, in a direction parallel with the south side of Kirkwood Avenue, and along the north line of said Lot 1, 143 feet to the northeast corner of said Lot 1, the west side of Estoria Street and the point of beginning.

RECEIVED  
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Bureau of  
Planning

*[Signature]*

Buyer's initials

*[Signature]*

Seller's initials

**LARGE ATTACHMENT:**

**DOCUMENT(S),**

**MANUAL(S)**

**OR**

**MAP(S)**

**NOT COPIED,**

**PULL ORIGINAL**

**FOR COPY OR TO VIEW**